

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

9/14/2023 10:15 AM

## Project Name

Single Family Attached at 514 Wood  
CDR230069

## Applicant

Douglas Bennett  
970-556-4297  
doubennett73@gmail.com

## Description

This is a request to two single family attached dwellings at 514 Wood St (parcel # 9711215001). The applicant proposes to subdivide the existing lot and build 2 single family attached dwelling units. Access is taken from Wood St to the west. The site is approximately 0.14 miles south of W Vine Dr and approximately 0.25 miles east of N Shields St. The property is within the Neighborhood Conservation, Medium Density District (N-C-M) zone district and the project would be subject to Addition of Permitted Use (APU) Review.

**Planner:** Clark Mapes

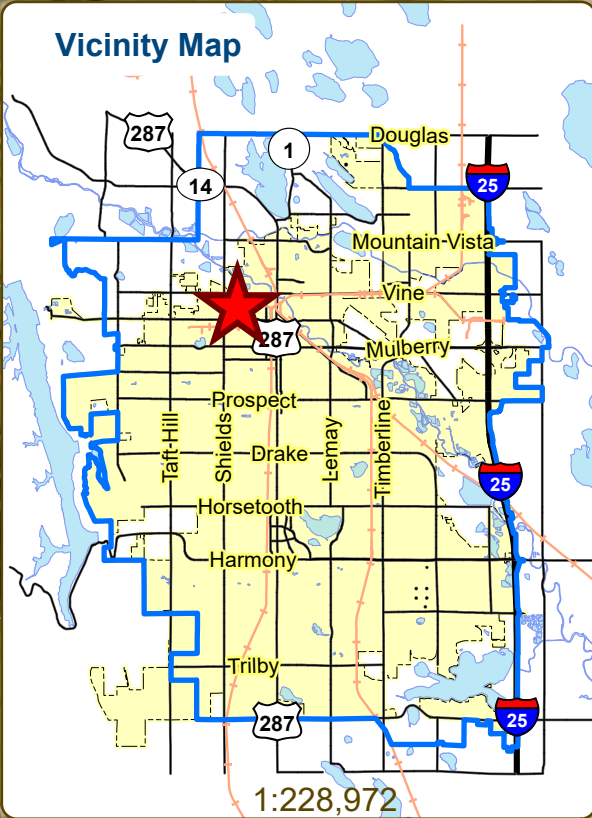
**Engineer:** John Gerwel

**DRC:** Brandy Bethurem Harras

# Single Family Attached at 514 Wood

## Single Family Attached (APU)

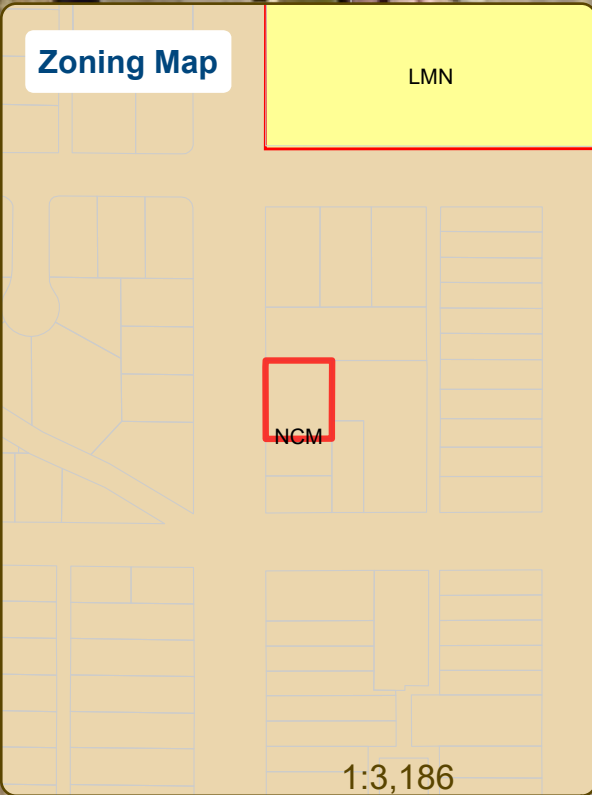
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to [preappmeeting@fcgov.com](mailto:preappmeeting@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

**\*BOLDED ITEMS ARE REQUIRED\*** \*The more info provided, the more detailed your comments from staff will be.\*

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Owner - Jennifer Verrier Owner - Douglas Bennett (Applicant)

**Business Name** (if applicable) CIEL, LLC

**Your Mailing Address** 581 N. WHITCOMB ST. FORT COLLINS, CO 80521

**Phone Number** 970-556-4297 **Email Address** dougbennett73@gmail.com

**Site Address or Description** (parcel # if no address) 574 Wood St. - Vacant Lot

**Description of Proposal** (attach additional sheets if necessary) To construct a 2 unit single family attached. The lot size is 9680sq. After speaking with Rob Bianchetto he thought that the city would allow the 2 unit structure since it is close to the 10,000sq requirement.

**Proposed Use** 2 Unit Single Family Attached **Existing Use** None

**Total Building Square Footage** \_\_\_\_\_ **S.F. Number of Stories** \_\_\_\_\_ **Lot Dimensions** 110' x 88'

**Age of any Existing Structures** NA - No structures on property

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>  
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

**Is your property in a Flood Plain?**  Yes  No If yes, then at what risk is it? \_\_\_\_\_

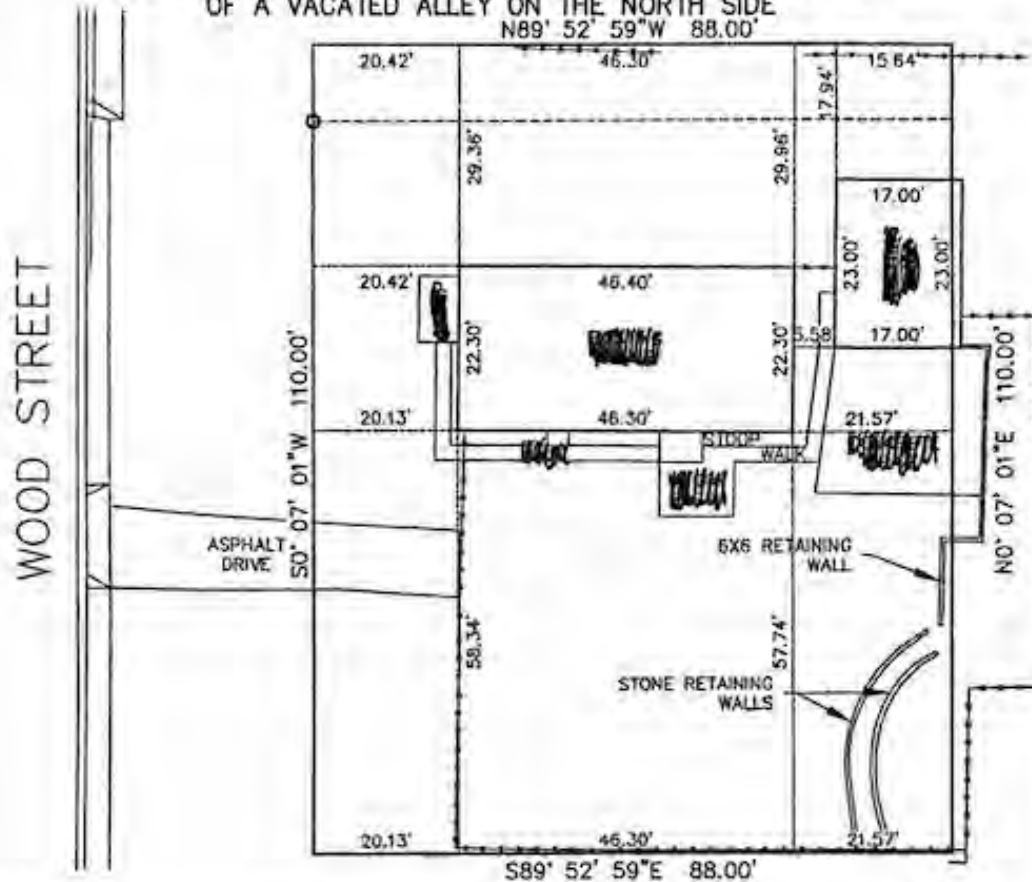
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** \_\_\_\_\_ S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:**  
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



**IMPROVEMENT LOCATION CERTIFICATE**  
 NORTH HALF OF LOTS 1 AND 2, GRIFFIN'S SUBDIVISION,  
 BLOCK 295 WEST SIDE TOGETHER WITH THE SOUTH 10 FEET  
 OF A VACATED ALLEY ON THE NORTH SIDE  
 N89° 52' 59"W 88.00'



**Legal description:**  
 NORTH HALF OF LOTS 1 AND 2, GRIFFIN'S SUBDIVISION, BLOCK 295 WEST SIDE  
 TOGETHER WITH THE SOUTH 10 FEET OF A VACATED ALLEY ON THE NORTH SIDE  
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO.  
 Property Address: 514 WOOD STREET  
 Easement information from recorded plat and/or provided by client unless otherwise noted.  
 Legal description provided by client unless otherwise noted.

Apparent deed lines were determined from lines of occupation and/or existing monumentation shown hereon unless otherwise noted.

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this Improvement Location Certificate was prepared for STRATTON HOMES, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.  
 I further certify that the improvements on the above described parcel on this date 19 APRIL 2022, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Snyder Land Surveying Inc.  
 By: Erik Jay Snyder  
 Colo. L.S. 38555



○ - FOUND #4 REBAR WITHOUT SEAL.

**Snyder Land Surveying Inc.**  
 Professional Land Surveyor  
 Erik Jay Snyder, PLS #38555  
 CO. #70-606-087  
 (970) 492-8754  
 www.snyderlandsurveying.com  
 www.snyderlandsurveying.com

CLIENT:	STRATTON HOMES	
TITLE:	IMPROVEMENT LOCATION CERTIFICATE	
DATE:	4/19/2022	SCALE: 1" = 20'
JOB NO:	STRA-22-04-018	

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